


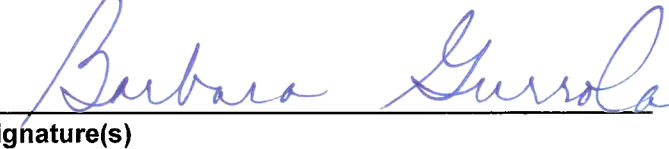
SUMTER COUNTY ZONING AND ADJUSTMENT BOARD

910 N. Main Street, Suite 301 Bushnell, FL 33513
Tel. (352) 793-0270 Fax (352) 793-0274

Project No: **SS2010-0003**

Application: 9/29/2010 BC

SMALL SCALE

PROJECT TYPE SMALL SCALE		PROJECT SUBTYPE <NONE>		PROJECT DESCRIPTION Small Scale Amendment to Commercial			
OWNER GURROLA, RUDOLPH & BARBARA		ADDRESS 1537 LYNCHBURG LOOP THE VILLAGES, FL 32162		PHONE (352) 476-4376			
PARCEL # D19A008	SEC/TWP/RNG 191823	GENERAL Oxford	DIRECTIONS TO PROPERTY The property is located on US 301, approx 1/4 mile south of C-472 on the east side of the road. <i>West</i>				
Property Address 10282 N US 301, Oxford, FL 34484							
PARCEL SIZE 0.70 acres mol		F.L.U. AGR		LEGAL DESCRIPTION LOTS 1 TO 6 INCL BLK R WILDWOOD TERRACELESS HWY 301 R/W & THE S1/2 OF GROVE STN OF LOTS 1 & 3 & THE E1/2 OF JARRELL AVE W OF LOTS 3 & 4 & THE AREA COVERED BY THE INTERSECTION OF THE E1/2 OF JARRELL AVE & THE S1/2 OF GROVE ST PB 1 PG 8			
PRESENT ZONING Non-compliant A5		PRESENT USE Res					
REQUESTED USE Small Scale Land Use Amendment on 0.70 acres MOL from Ag to Comm		ACREAGE TO BE UTILIZED 0.70 acres mol		LEGAL DESCRIPTION TO BE UTILIZED Same as above			
ABUTTING PROPERTY ZONING/USE F.L.U.	NORTH CL/Gym Comm	EAST City of Wildwood/Vacant City of Wildwood	SOUTH A5/Vacant Ag	WEST A5/Vacant Ag			
As owner/agent, I agree to post the hearing plaques within 24 hours on the property's road frontage at the corners and at 300' intervals between. I understand any action on my application will be governed by Sumter County's Comprehensive Plan and Development Code, and my payment of the non-refundable application fee will not influence the decision made on this application.			FEES				
			Amount			Payment	
			Comprehensive Plan Amend. -Sma			2,900.00	C 7488
			Recording Fees			0.00	
			Postage Fee			0.00	
			\$100 Legal Ad Fee			100.00	C 7488
			TOTAL			\$3,000.00	
UNDER PENALTIES OF PERJURY, I DECLARE THE ABOVE INFORMATION THAT I HAVE GIVEN TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.							
 						September 29, 2010	
Signature(s)						Date	
A Public Hearing before the Zoning and Adjustment Board will be held on the date indicated below in the Sumter County Courthouse, Bushnell, FL. This application will be heard at the time indicated below. Your appearance or representation at this hearing is required, and lack of same will cause your application to be disposed of according to the policy adopted by the Board of County Commissioners. The recommendation of the Zoning and Adjustment Board on this request will be presented to the Board of County Commissioners at a Public Hearing to be held at the date/time indicated below in the Sumter County Courthouse, Bushnell, FL, room number indicated below.							
Zoning and Adjustment Board		11/1/2010 6:30 PM		Room: 142		Action: _____	
County Commission Meeting		11/9/2010 5:30 PM		Room: 142		Action: _____	
NOTICES SENT		RECEIVED IN FAVOR			RECEIVED OBJECTING		

Please Note: In preparation of the application, county zoning staff will visit the site to take photographs. This will be done in county-marked vehicles. Generally, staff will take photographs from the roadway or easement, and will not come on site unless access requires it.

**SMALL SCALE SUMTER COUNTY COMPREHENSIVE PLAN AMENDMENT
APPLICATION**

DATE: October 28, 2010
CASE NUMBER: SS2010-0003
APPLICANT: Rudolph & Barbara Gurrola

LEGAL DESCRIPTION:

LOTS 1 TO 6 INCL BLK R WILDWOOD TERRACELESS HWY 301 R/W. & THE S1/2 OF GROVE STN OF LOTS 1 & 3 & THE E1/2 OF JARRELL AVE W OF LOTS 3 & 4 & THE AREA COVERED BY THE INTERSECTION OF THE E1/2 OF JARRELL AVE & THE S1/2 OF GROVE ST PB 1 PG 85

ELEMENTS: Future Land Use Map and Future Land Use Element

PROPOSED CHANGE:

<u>Current Future Land Use Designation</u>	<u>Acres</u>	<u>Proposed Future Land Use Designation</u>
Agriculture	0.70 acres	Commercial

GENERAL DESCRIPTION AND BACKGROUND

This application requests a Small Scale Future Land Use amendment from Agriculture (1 dwelling unit/acre) to Commercial. The application consists of one parcel encompassing approximately 0.70 acres within the Wildwood area of unincorporated Sumter County. The subject property is located on the west side of US 301, approximately ¼ mile south of CR 472. The subject property has not been the subject of a future land use amendment within the past year. See Map 1 for project location and adjacent uses.

SURROUNDING LAND USE AND ZONING

The properties to the south and west of the subject property have a Future Land Use of Agriculture. Parcels to the north have a Commercial Future Land Use. Parcels to the east are in the City of Wildwood. There is existing commercial development to the north of the subject property.

The subject property is located within the Joint Planning Area (JPA) with the City of Wildwood. The proposed Commercial Future Land Use is consistent with the JPA.

LAND USE SUITABILITY

Urban Sprawl

The subject property is located within the County's Interlocal Service Boundary and Joint Planning Area (ISBA/JPA) with the City of Wildwood. The purpose of the ISBA/JPA is to encourage development in areas of the county that are appropriate for urbanization.

Environmental Resources

The subject property is currently developed with a single-family home. The subject property contains no wetlands and is not located within the 100-year floodplain. The subject property is not within an Area of Environmental Concern as identified on Map VII-15 of the Sumter County Comprehensive Plan.

Historic Resources

No historic resources will be impacted by this application. This location does not appear on the Master Site File of Historic Resources in the Sumter County Comprehensive Plan.

Population and Housing

The proposed amendment to Commercial will decrease the potential number of dwelling units from 1 to 0 and population from 2 to 0 for the subject property:

CONCURRENCY ANALYSIS

This proposed amendment to the Sumter County Comprehensive Plan will have no affect on water distribution and wastewater treatment capacities. The property will be served by private well and septic. However, the City of Wildwood plans on providing water and sewer service to this area. At the time of the extension and availability of water and sewer to the subject property, the subject property will be required to connect to the water and sewer services.

There is no impact anticipated with the proposed amendment in level of service (LOS) for recreation.

The subject property is accessed via a major collector, US 301. The anticipated increase in trip generation from the proposed amendment does not exceed the adopted LOS capacity for US 301.

INTERNAL CONSISTENCY

This proposed amendment will require amendments to the Sumter County Comprehensive Plan's Future Land Use Map of the Future Land Use Element.

Future Land Use Element

The proposed changes to the Future Land Use Element would reflect changes in the allocated inventory for Agricultural lands, which would decrease by 0.70 acres MOL, and increase the allocated inventory of Commercial lands by 0.70 acres MOL.

Future Land Use Map

The proposed changes in the Future Land Use Map will change the designation of the subject property from Agriculture to Commercial. Map 2 shows the change on the Future Land Use Map.

PROPOSED AMENDMENT TO THE TEXT OF THE COMPREHENSIVE PLAN

This proposed amendment does not affect the text of the Comprehensive Plan.

PROPOSED AMENDMENT TO THE CAPITAL IMPROVEMENTS PLAN

This proposed amendment does not affect the Capital Improvements program as outlined in the Sumter County Comprehensive Plan.

Notices Sent: _____ (In objection) _____ (In favor) _____

Zoning & Adjustment Board Recommendation: _____

MAP 1 LOCATION



0 70 140 Feet



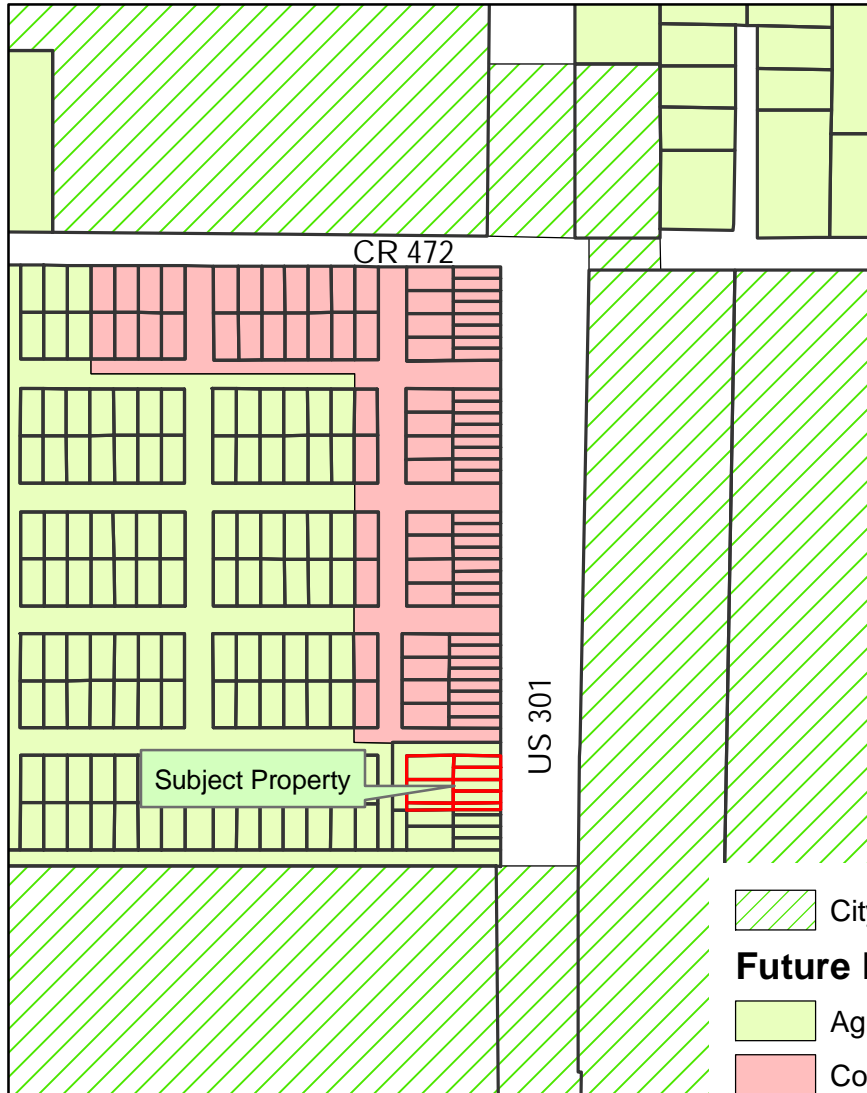
Small Scale Future Land Use Map Amendment SS# 2010-0003

Sumter County Planning & Development
October 28, 2010

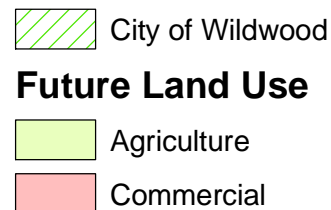
Rudolph & Barbara Gurrola

MAP 2 FUTURE LAND USE

CURRENTLY ADOPTED



PROPOSED



Small Scale Future Land Use Map Amendment
SS# 2010-0003
Rudolph & Barbara Gurrola